This Instrument Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

Karen Johnson Davidson County
Batch# 314628 DEEDQC
11/12/2019 03:07:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0116604

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Calvin J. Spears 600 12th Avenue South, #423 Nashville, Tennessee 37203	same	93-6-4A-2.00CO 93-6-4A-4.00CO

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Braskey Properties LLC** as GRANTOR, has bargained and sold, and by these presents does quitclaim, transfer and convey all of its right, title and interest in and to that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto, to **Calvin J. Spears**, as GRANTEE.

This is improved property known as: 320 Broadway #301 and #201, Nashville, Tennessee 37201.

BEING the same properties conveyed to Braskey Properties LLC by Warranty Deed dated October 5, 2017, and of record as Instrument No. 20171009-0103156, Register's Office for Davidson County, Tennessee.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this the 11th day of November, 2019.

Braskey Properties LLC

By: _____
Calvin J. Spears, sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Calvin J. Spears, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member of Braskey Properties LLC, the bargainor, a Tennessee limited liability company and that he, as such sole member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such sole member.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 11th day of November, 2019.

JOANNE MILLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

JOANNE MILLER COLE
Notary Public
My Commission Expires: JULY 9, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
Affiant

JOANNE MILLER COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Sworn to and subscribed before me this 11th day of November, 2019.

JOANNE MILLER COLE
Notary Public

My Commission Expires: JULY 9, 2022

EXHIBIT A
LEGAL DESCRIPTION

Tract 1:

A certain condominium located in Davidson County, Tennessee, being Unit No. RU-301 of 320 Broadway Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizonal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 320 Broadway Condominiums of record in Instrument Number 20051230-0157047, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof: said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Tract 2:

A certain condominium located in Davidson County, Tennessee, being Unit No. RU-201 of 320 Broadway Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizonal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 320 Broadway Condominiums of record in Instrument Number 20051230-0157047, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof: said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same properties convened to Braskey Properties LLC by Warranty Deed from Lawless Properties, LLC dated October 5, 2017, and of record as Instrument No. 20171009-0103156, Register's Office for Davidson County, Tennessee.